

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.3 to permit an accessory structure to be 18' 7-3/4" in height in lieu of the required 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Need extra area for storage, parking of car, woodworking shop for own use and hobby area.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Attorney's Telephone No.:

Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Attorney's Telephone No.:

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day of September, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of October, 1985, at 11:00 o'clock

Carl J. Jolson
Zoning Commissioner of Baltimore County.
(over)

DESCRIPTION OF PROPERTY

Located on the N side of Bowley's Quarters Road 1020.52 feet northwest of Chestnut Road and known as Lot No. 86 as shown on Plat of Bowley's Quarters which is recorded among the Land Records of Baltimore County in Liber 7, Folio 13. ALSO KNOWN AS 1003 Bowley's Quarters Road.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 26, 1985
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 26, 1985

THE JEFFERSONIAN,

18 Kristak
Publisher

Cost of Advertising

24.75

PETITION FOR VARIANCE
15th Election District
LOCATION: North side of Bowley's Quarters Road, 1020' Northwest of Chestnut Road (1003 Bowley's Quarters Road)
DATE AND TIME: Tuesday, October 15, 1985 at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Being the property of Norman J. Geiselman, et ux, as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order of
ARNOLD JARLON
Zoning Commissioner of Baltimore County
Sept. 26

IN RE: PETITION FOR VARIANCE
N/S Bowley's Quarters Road,
1020' NW of Chestnut Road
(1003 Bowley's Quarters Road)
15th Election District
Norman J. Geiselman, et ux,
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-159-A

The Petitioners herein request a variance to permit an accessory structure to be 18 feet 7-3/4 inches in height in lieu of the required 15 feet.

Testimony by the Petitioners indicates that the existing dwelling provided no garage or basement and minimal storage. The husband, whose hobby is woodworking, began building a structure which got larger and larger. He procrastinated for over a year, in fact until a stop work order was issued, before applying for a permit. It is his intention to have electricity but not plumbing in the building which will contain an enclosed garage and woodshop and open breezeway on the first floor and enclosed storage on the second floor. Other accessory buildings in the area are of similar height. The site is located in the Maryland Chesapeake Bay Critical Area. There were no protestants.

Pursuant to the advertisement, posting of property, and public hearing on the petition; it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the petitioners; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and having determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat; and the granting of the requested variances not adversely affecting the health, safety, and general welfare of the community, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore

RE: PETITION FOR VARIANCE
N/S Bowley's Quarters Rd.,
2030' NW of Chestnut Rd.
(1003 Bowley's Quarters Rd.)
15th District
NORMAN J. GEISELMAN, et ux,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-159-A
Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 18th day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Norman James Geiselman, 1003 Bowleys Quarters Rd., Baltimore, MD 21220, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

County, this 23rd day of October, 1985, that the herein Petition for Variance to permit an accessory structure to be 18 feet 7-3/4 inches in height in lieu of the required 15 feet, in accordance with the site plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- Five (5) conifers or ten (10) minor deciduous trees or two (2) major deciduous trees shall be planted on the site.
- Roof runoff shall be directed away from the Bay side towards Bowleys Quarters Road and spread over the land so as to encourage infiltration.

Arnold Jarlon
Deputy Zoning Commissioner
of Baltimore County

JMJJ:hg

ORDER RECEIVED FOR FILING

DATE: Oct 23 1985
BY: *Phyllis Cole Friedman*
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333
ARNOLD JARLON
ZONING COMMISSIONER

October 10, 1985

Mr. & Mrs. Norman J. Geiselman
1003 Bowley's Quarters Road
Baltimore, Maryland 21220

RE: Petition for Variance
N/S Bowley's Quarters Rd., 1020'
NW/Chestnut Road (1003 Bowley's
Quarters Road) - 15th Elec. Dist.
Norman J. Geiselman, et ux, Petitioners
Case No. 86-159-A

This is to advise you that \$50.59 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012490
DATE: 10-15-85 ACCOUNT: 86-159-A-000
AMOUNT: \$50.59
RECEIVED FROM: *Norman J. Geiselman*
FOR: *1003 Bowley's Quarters Rd. 86-159-A*
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE 15th Election District

LOCATION: North side of Bowley's Quarters Road, 1020' Northwest of Chestnut Road (1003 Bowley's Quarters Road)

DATE AND TIME: Tuesday, October 15, 1985 at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 400.3 to permit an accessory structure to be 18' 7-3/4" in height in lieu of the required 15'.

Being the property of Norman J. Geiselman, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Mr. & Mrs. Norman J. Geiselman
1003 Bowley's Quarters Road
Baltimore, Maryland 21220

September 13, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
N/S Bowley's Quarters Rd., 1020'
NW/Chestnut Rd. (1003 Bowley's
Quarters Road) - 15th Elec. Dist.
Norman J. Geiselman, et ux, Petitioners
Case No. 86-159-A

TIME: 11:00 a.m.

DATE: Tuesday, October 15, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007400

DATE: 10/15/85 ACCOUNT: 86-159-A-000
AMOUNT: \$50.59
RECEIVED FROM: *Norman J. Geiselman*
FOR: *1003 Bowley's Quarters Rd. 86-159-A*
VALIDATION OR SIGNATURE OF CASHIER

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

Zoning Commissioner of Baltimore County

I am a neighbor of Norman and Pat Geiselman. I am the owner of Lot #89. I have no objection to the height or location of the accessory structure that he has built on his property.

Respectfully Yours,

Sharon Fisher

RECEIVED
OCT 11 1985
BALTIMORE COUNTY

Zoning Commissioner of Baltimore County

I am a neighbor of Norman and Pat Geiselman. I am the owner of Lot #88. I have no objection to the height or location of the accessory structure that he has built on his property.

Respectfully Yours,

Sharon Fisher

Zoning Commissioner of Baltimore County

I am a neighbor of Norman and Pat Geiselman. I am the owner of Lot #87. I have no objection to the height or location of the accessory structure that he has built on his property.

Respectfully Yours,

Mary G. Lane

Zoning Commissioner of Baltimore County

I am a neighbor of Norman and Pat Geiselman. I am the owner of Lot #84-85. I have no objection to the height or location of the accessory structure that he has built on his property.

Respectfully Yours,

John J. Jenkins

Zoning Commissioner of Baltimore County

I am a neighbor of Norman and Pat Geiselman. I am the owner of Lot #83. I have no objection to the height or location of the accessory structure that he has built on his property.

Respectfully Yours,

Sharon Fisher

Zoning Commissioner of Baltimore County

I am a neighbor of Norman and Pat Geiselman. I am the owner of Lot #81. I have no objection to the height or location of the accessory structure that he has built on his property.

Respectfully Yours,

Sharon Fisher

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON

TO: Zoning Commissioner

Date: October 8, 1985

NORMAN E. GERBER, Director
FROM: Office of Planning and Zoning

Critical Area Recommendations -
SUBJECT: Norman E. Geiselman Variance Petition (86-159-A, Item 32)

This petition has been reviewed by the Baltimore County Office of Planning and Zoning for Critical Area consistency. The following recommendations are made to assure compatibility with the State's Chesapeake Bay Critical Area requirements as they relate to water quality mitigation, wildlife habitat, and plant communities.

1. Five (5) conifers to ten (10) minor deciduous trees or two (2) major deciduous trees be planted on the site at a location and pattern at the discretion of the applicant.
2. The soils of the site are not suitable for an infiltration device for roof runoff. However, it is recommended that roof runoff be directed away from the Bay side of the new structure towards Bowleys Quarters Road. The runoff should be spread over the land to encourage infiltration.

Should there be any questions or the need for additional information, contact Paul J. Solomon at 494-3521.

NEG:PJS:vh

cy: James C. Hoswell
Planner, OPZ

Jean M. H. Jung
Deputy Zoning Commissioner

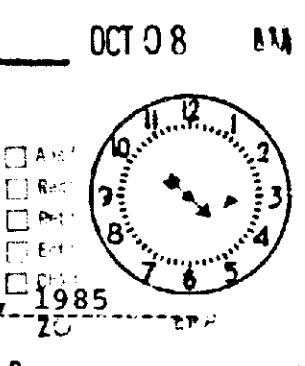
People's Counsel

Susan S. Carrell, Acting Chief
Current Planning & Development

Thomas L. Vidmar
Bureau of Engineering

Andrea Van Arsdale
Coastal Zone Planner

Norman E. Gerber
Norman E. Gerber
Director of Planning
and Zoning



APR 7 1986

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE September 30, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. and Mrs. Norman J. Geiselman
1003 Bowleys Quarters Road
Baltimore, Maryland 21220

RE: Item No. 32 - Case No. 86-159-A
Petitioners - Norman J. Geiselman, et ux
Variance Petition

Dear Mr. and Mrs. Geiselman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

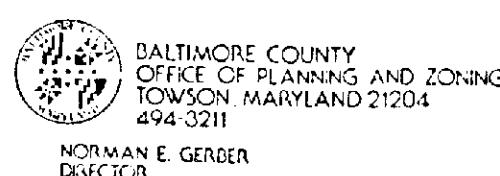
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Inc.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

SEPTEMBER 23, 1985
(CRITICAL AREA)

Re: Zoning Advisory Meeting of August 6, 1985
Item # 32
Property Owner: Norman James Geiselman, et ux
Location: N. Side Bowleys Quarters Rd.,
1020.52' NW of Chestnut Rd.

Dear Mr. Jablon:

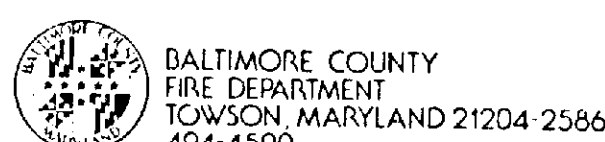
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, Bill 175-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 175-79, and as conditions change are re-evaluated annually by the County Council.

THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIV.

cc: James Moswell

Eugene A. Boher
Chief, Current Planning and Development



PAUL H. RENCKE
CHIEF

August 20, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Norman James Geiselman, et ux (CRITICAL AREA)

Location: N. side Bowleys Quarters Road, 1020.52' NW of Chestnut Road

Item No.: 32 Zoning Agenda: Meeting of August 6, 1985

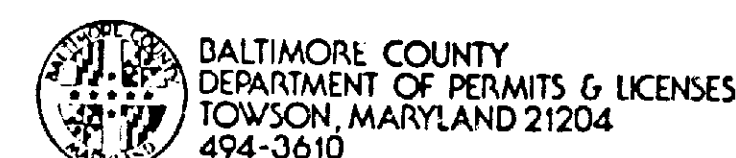
Compliments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of [blank] feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at [blank] EXCEEDS the maximum allowed by the Fire Department.
- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ☒ 6. Site plans are approved, as drawn.
- ☒ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TED ZALESKI JR.
DIRECTOR

August 26, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 32 Zoning Advisory Committee Meeting are as follows:

Property Owner: Norman James Geiselman, et ux
Location: N. Side Bowleys Quarters Road, 1020.52' NW of Chestnut Road
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (4.10.5.1, #11-1 - 1980) and other applicable Codes and Standards. Towson, Maryland 21204.
- ☒ A Building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ☒ All the Groups except Sub-Group Single Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All the Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built 20' or more interior lot line shall require a fire or party wall. See Table 401, Section 1007, Section 1006, and Table 1007. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) [blank] of the Baltimore County Building Code.
- ☒ When filing for a required Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from the [blank] or to the [blank] Use. See Section 317 of the Building Code.

SPECIAL NOTE: ☒ The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
☒ Comments: Grade elevations are not shown on the site plan.

E. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Building Plans Review

1/27/85

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984 EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985

BALTIMORE COUNTY, MARYLAND

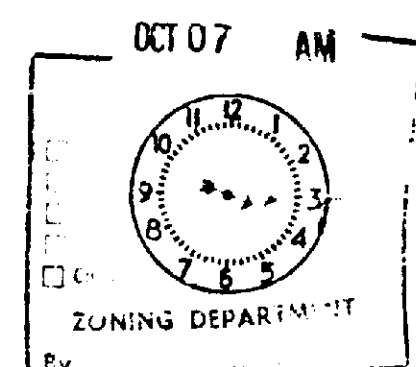
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner

Date: October 7, 1985

Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-159-A

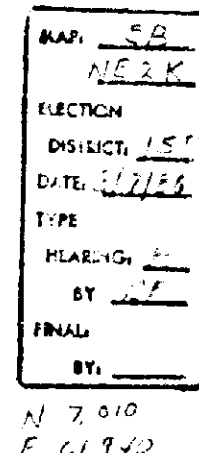


Assuming compliance with the Chesapeake Bay Critical Area comments dated October 3, 1985 (Gerber to Jablon), this office is not opposed to the granting of the subject request.

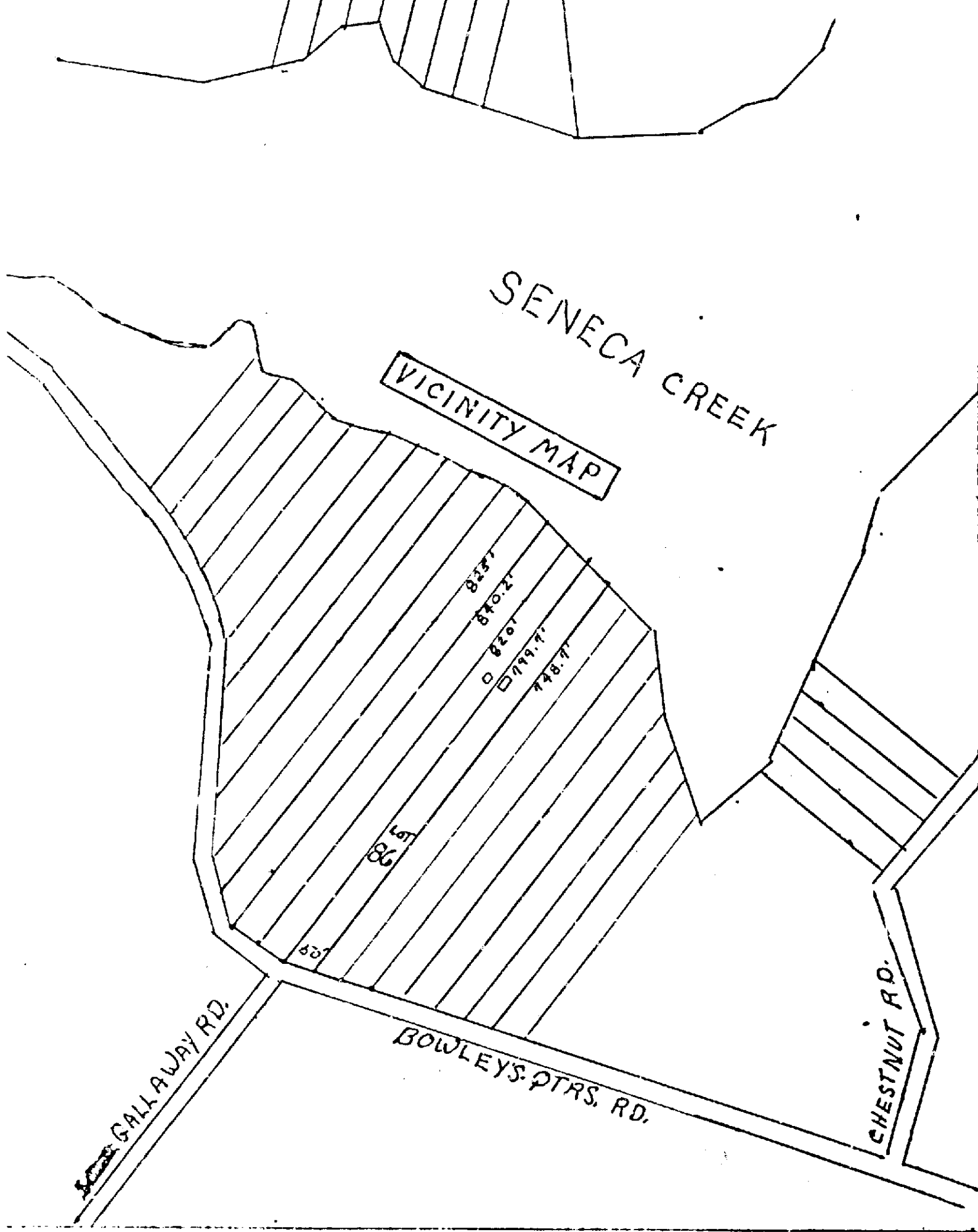
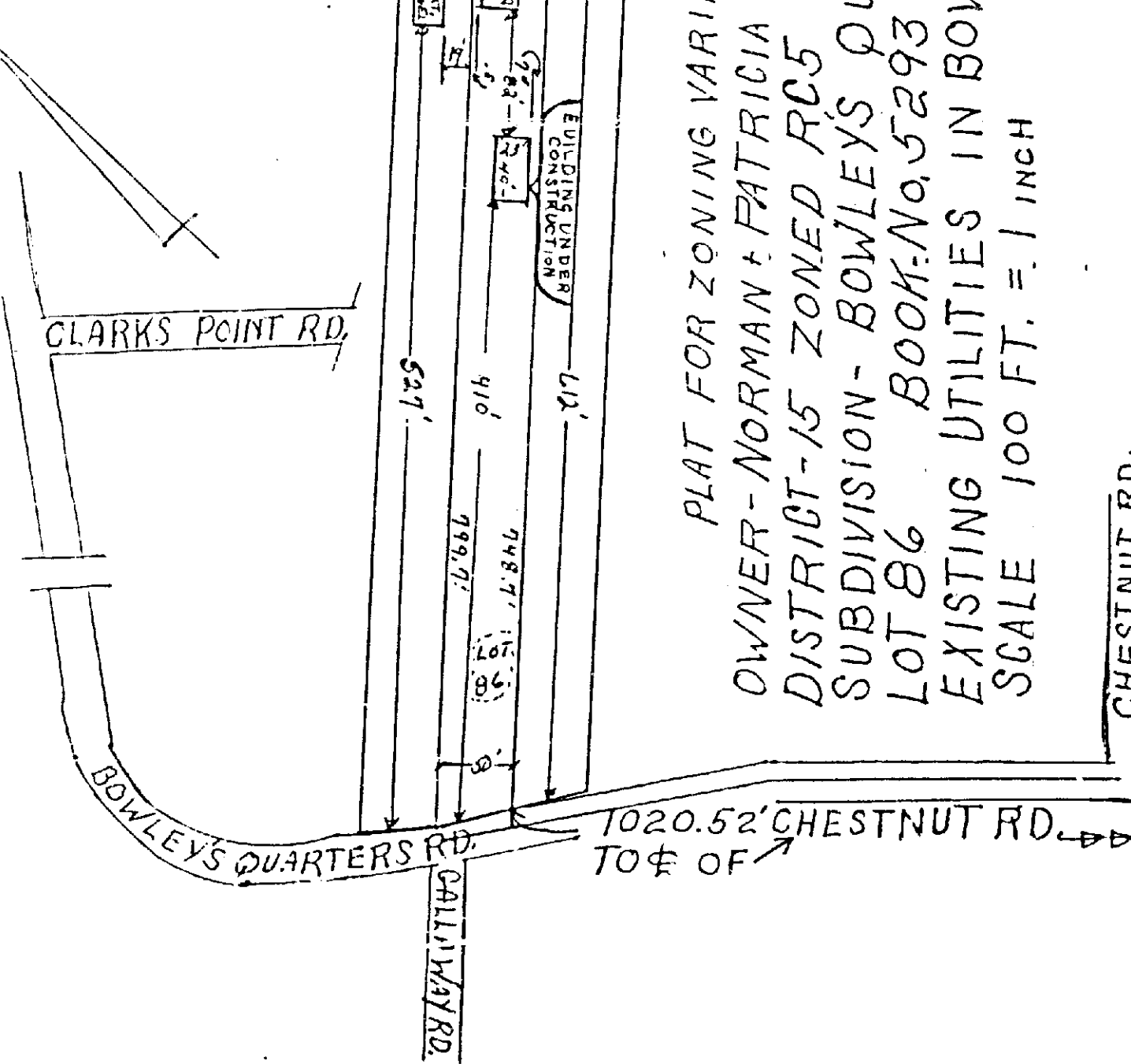
[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEC:JCH:sjm

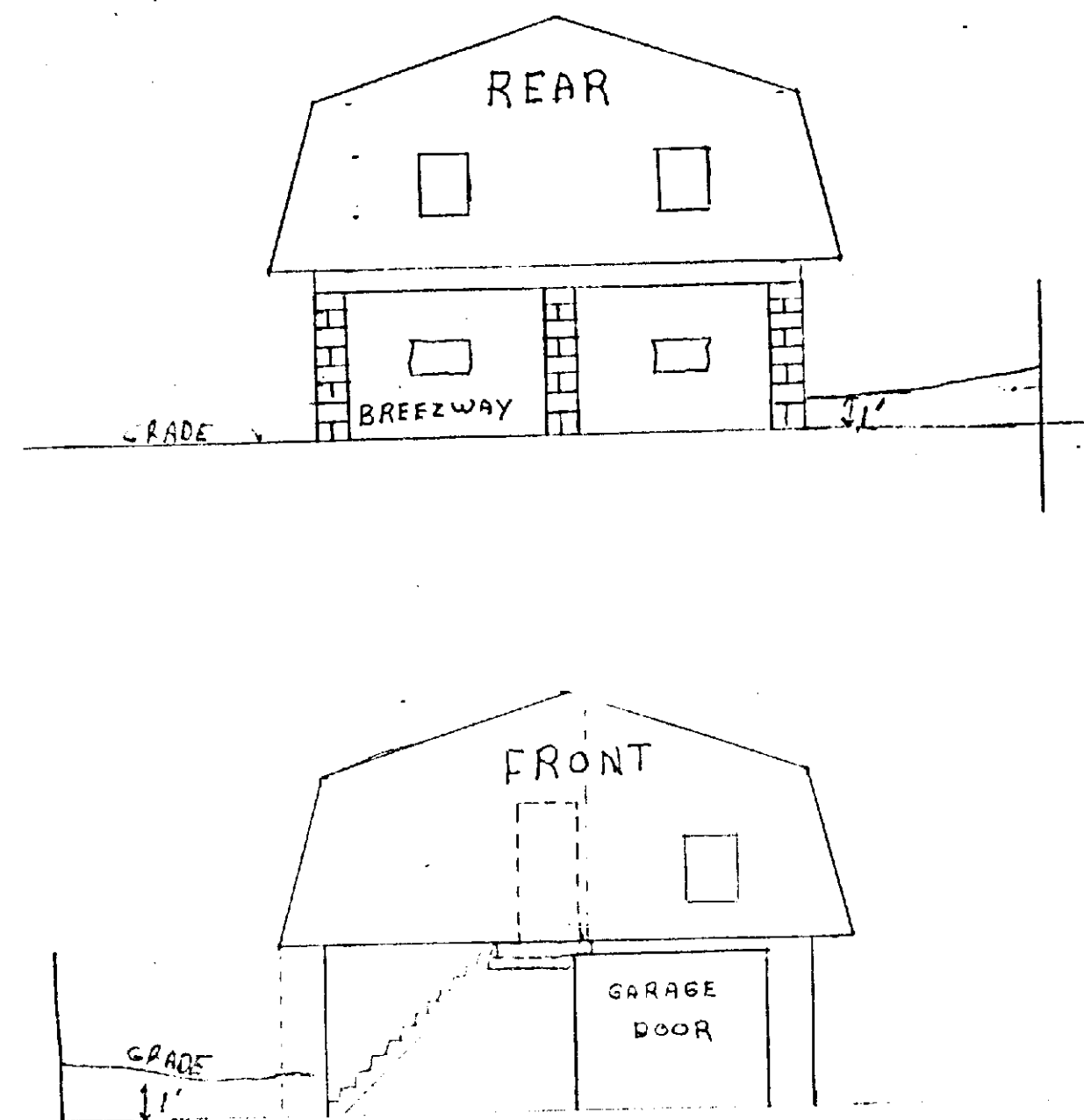
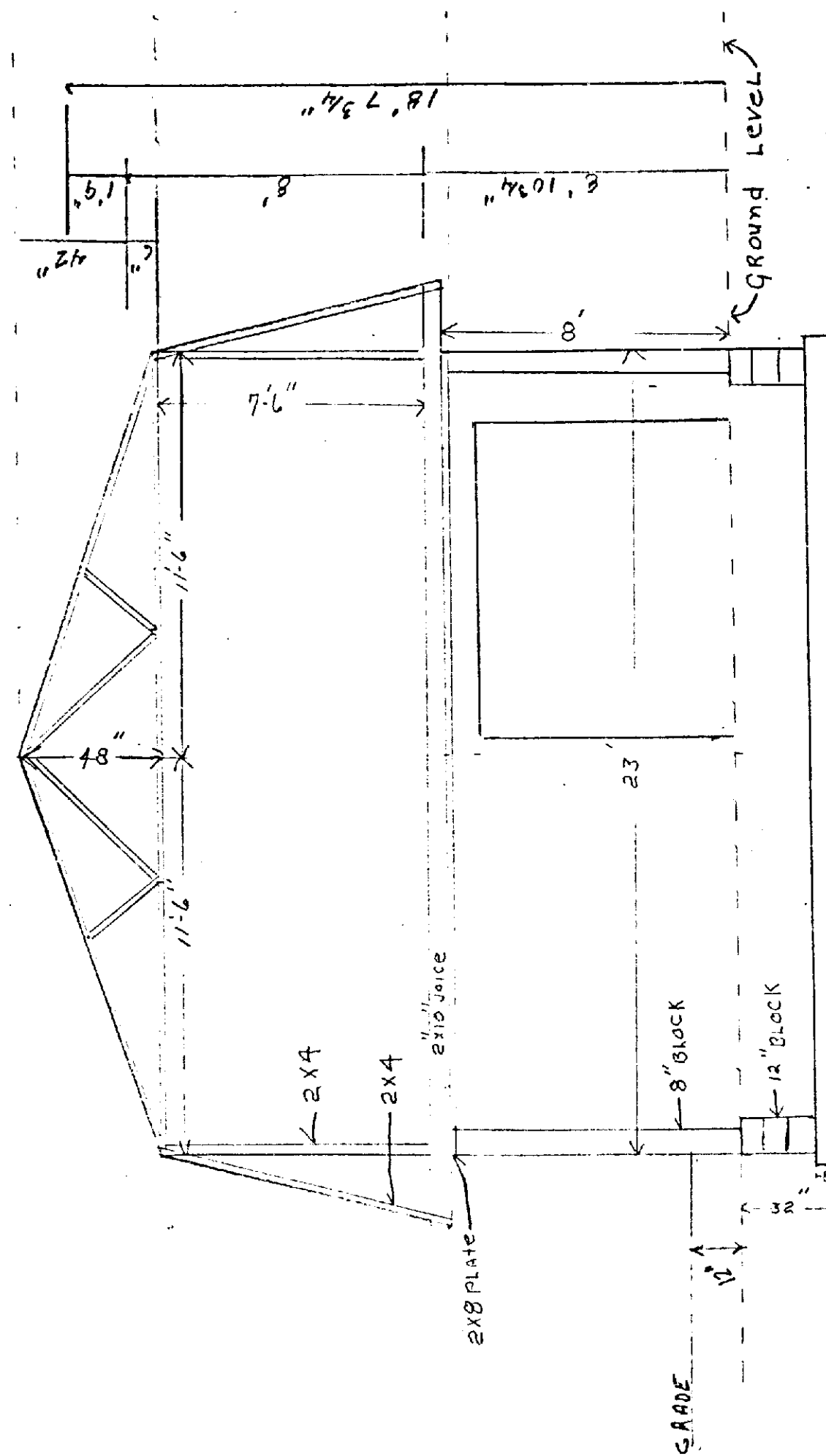
SENECA CREEK



N 7.010
E 11.740



APR 7 1985



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 23, 1985

Mr. and Mrs. Norman J. Geiselman
1003 Bowleys Quarters Road
Baltimore, Maryland 21220

RE: PETITION FOR VARIANCE
N/S Bowleys Quarters Road,
1020' NW of Chestnut Road
(1003 Bowleys Quarters Road)
15th Election District
Norman J. Geiselman, et ux,
Petitioners
Case No. 86-159-A

Dear Mr. and Mrs. Geiselman:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

Mr. Stoney Fraley
Department of State Planning
301 West Preston Street
Baltimore, Maryland 21201

Case No. 86-159-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
10th day of September, 1985

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Norman J. Geiselman, et ux Received by: James E. Dyff, Chairman
Petitioner's Attorney James E. Dyff Zoning Plans Advisory Committee

Petition for Variance

15th Election District
LOCATION: North side of Bowley's Quarters Road, 1020' northwest of Chestnut Road (1003 Bowley's Quarters Road).

DATE AND TIME: Tuesday, October 15, 1985 at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 400.3 to permit an accessory structure to be 18' 7 3/4" in height in lieu of the required 18'.

Being the property of Norman J. Geiselman, et ux, as shown on plat filed with the Zoning Office.

In the event that the variance is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
Arnold Jablon
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., Sept 26 1985

This is to Certify, That the annexed

Petition
Reg L 82177
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 26th day of Sept, 1985

James E. Dyff Publisher.